

LEE RESIDENTS' ASSOCIATION (LRA) OBJECTION - Planning Appeal Addendums with respect to:
Appeal by Bargate Homes Ltd APP/A1720/W/20/3252185 / FBC ref P/19/0460/OA) Land at Newgate Lane (South),
Outline Planning Permission for the demolition of existing buildings and development of up to 115 dwellings.
Please note this also applies to Planning Appeal APP/A1720/W/20/3252180 Planning application reference:
P/18/1118/OA Land at Newgate Lane North, Fareham -Outline Planning Permission for the demolition of existing
buildings and development of up to 75 dwellings.

Dear Appeal Chair

It is requested the following be read out at the Planning Appeal on the 1st December 2020 as a verbal update to an earlier written deputation as there have been significant changes in Fareham's estimated housing requirement and this is reflected in the publication of an updated Local Plan currently out for consultation.

The Lee Residents Association (LRA) on behalf of the residents of Lee-on-the-Solent and in amplification of the earlier emailed objections and deputation wish the appeal hearing to recognise that even Fareham Borough Council (FBC) in their Draft Local Plan 2037 seek to reinforce the Strategic and Settlement Gaps. This ambition is also extant in current policies of both Fareham and the adjoining Local Authority area Gosport, adopted Local Plans. This is further evidenced by FBC's removing their own development plans within the Strategic/Settlement Gaps. In the revised plans housing development plans are restricted to brownfield sites and the margins of existing urban areas in an attempt to maintain these essential gaps. In the draft plan the new policy CS5 and DS2, Development in Strategic Gaps are policies that specifies that:

"In order to prevent the coalescence of urban areas and to maintain the separate identity of settlements, Strategic Gaps are identified as shown on the Policies map between the following areas: "

One identified area is Fareham, Bridgemary, Stubbington and Lee-on-the-Solent gap (that these developments sit in)

Nonetheless Lee Residents remain concerned as FBC's draft Local Plan and future housing requirement does give the flexibility if development is not deemed to be "significant" then development might be appropriate. The LRA are adamant that both these appeal proposals are very significant for all the impacts to those residents living on, or working in, the Gosport Peninsula to the south of the Strategic Gap, as previously fully listed and summarised here as:

- Eliminating the vital Strategic and Settlement Gap between Fareham and the Gosport peninsula
- Undoing the improvement afforded by the newly opened Newgate Lane relief road
- Reintroduce significant congestion on all routes to the Gosport/Stubbington peninsula
- Damage to the local economy and business to the south of the development including the Solent Enterprise Zone
- Significantly reducing the quality of life of all residents to the south of the development and restrict their ability to reach main health, economic, social and educational services and centres of employment
- Severely restrict access to the main public travel modes that lie beyond the peninsula
- To aggravate the Lower Quay Air Quality management area and increase the levels of pollution
- Place significant and unwarranted social, educational and health demands on Gosport Borough Council

All these disadvantages will also apply equally to all the residents of these proposed new developments. Neither is any development in the Strategic and Settlement Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington qualify as 'good growth' as defined in the National Planning Policy Framework.

Additional development will also undermine recent and currently being constructed strategic transport routes for the Gosport, Lee-on-the-Solent and Stubbington domiciliary. The improved routes that have been designed to relieve present traffic demands and the requirements of the growing Solent Enterprise Zone, all would be severely impacted. These road improvements, long overdue to relieve infamous traffic congestion, have not been designed to support any additional growth, particularly large greenfield developments such as in these proposals.

The LRA represents over 1500 residents who will all be affected if these development proposals are approved. This is not just a case of losing green space, Gosport is the largest UK town without a rail link and traffic congestion is notorious, impacting on the economy, health, access to services and the general 'Quality of Life.'

It is sincerely hoped that the Planning Inspectorate will refuse both of the subject developments.